

1967/50

KNOW ALL MEN BY THESE PRESENTS, That PAUL TREMAINE and BARBARA TREMAINE, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JIMMIE A. LEE and LORNA EUGENIA LEE, husband and wife,

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

That portion of the W 1/2 W 1/2 SW 1/4 NE 1/4 of Section 35, Township 38 South, Range 9 E.W.M., lying Southerly of Enterprise Irrigation Ditch, EXCEPTING THEREFROM the Westerly 60 feet thereof. AND, a tract of land situated in the SW 1/4 NE 1/4 of Section 35, Township 38 South, Range 9 E.W.M., more particularly described as follows: Beginning at the Southwest corner of the SW 1/4 NE 1/4 of said Section 35; thence Northerly along the West line of the SW 1/4 NE 1/4 of said Section 35, 195 feet; thence Easterly at right angles to the said West line 40 feet to the true point of beginning of this description; thence continuing Easterly 20 feet; thence Southerly parallel to the said West line to a point on the South line of the SW 1/4 NE 1/4 of said Section 35; thence Westerly along said South line 20 feet; thence Northerly to the true point of beginning.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except all future real property taxes and assessments; regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District; reservations, restrictions, easements and rights of way of record, and those apparent on the land,

and that

grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 20,000.00

However, the actual consideration consists of or includes other property or value which is part of the whole consideration of this deed.

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 15 day of June, 19 72.

Paul Tremain
Barbara Tremain

STATE OF OREGON, County of Klamath) ss. 15 June, 19 72.

Personally appeared the above named PAUL TREMAINE and BARBARA TREMAINE, husband and wife,

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Calvin F. Peyton
Notary Public for Oregon
My commission expires 11/1/73

(OFFICIAL SEAL)

NOTE—The sentence between the symbols Ⓢ, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

Paul Tremain et ux

TO

Jimmie A. Lee et ux

AFTER RECORDING RETURN TO

Peyton Realty
131 S. 6th
City

(DON'T USE THIS
SPACE: RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)

FEE \$2.00

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instru-
ment was received for record on the
7th day of July, 19 72,
at 4:32 o'clock P.M., and recorded
in book M72 on page 7433
Record of Deeds of said County.

Witness my hand and seal of
County affixed.

WM. D. MILNE

COUNTY CLERK

Title.

By *Rogel Dragel* Deputy